



RESOLUTION NO. 2021-02

**A RESOLUTION APPROVING AN AMENDMENT TO THE PHASE 4, SECTION 4B  
DEVELOPMENT PLANS FOR THE BRIDGEVILLE SOUTH RPC DISTRICT**

**WHEREAS**, the Commissioners of the Town of Bridgeville ("Commissioners") established the Residential Planned Community ("RPC") zoning district to provide the Town of Bridgeville with the flexibility to permit mixed-use developments, and to provide for the application of design ingenuity while protecting existing and future developments and achieving the goals of the Comprehensive Plan;

**WHEREAS**, the Town annexed approximately 833 acres land, zoned a majority of the annexed land RPC and approved a concept plan for the Bridgeville South RPC District on October 21, 2002;

**WHEREAS**, the Commissioners approved a Revised RPC Concept Plan for the Bridgeville South RPS District on June 9, 2003;

**WHEREAS**, the Commissioners approved the RPC Preliminary Site Plan for the Bridgeville South RPC District on July 14, 2003;

**WHEREAS**, the Commissioners enacted Ordinance 2013-G to authorize the Commissioners to consider and approve modifications of the development standards generally applicable to RPC districts concurrent with approval of an RPC final development plan for a particular phase or phase(s) of development;

**WHEREAS**, The Commissioners approved the "FINAL DEVELOPMENT PLAN, HERITAGE SHORES – PHASE 4B", prepared by Rauch, Inc. and dated April 27, 2018, approving 39 lots;

**WHEREAS**, the Commissioners of the Town of Bridgeville are of the opinion that this resolution promotes the health, safety and welfare of the citizens of the Town of Bridgeville; and

**NOW, THEREFORE, THE COMMISSIONERS OF THE TOWN OF BRIDGEVILLE  
HEREBY RESOLVE:**

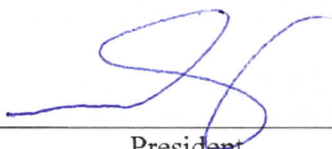
Section 1:     Approval of Amendment to Final Development Plans, Phases 4B, Heritage Shores. The following development is hereby approved as the development plan for a portion of the Bridgeville South RPC District located within the Phase 4 boundary as depicted by such plans (collectively, the "Approved Plans"):

- a. "AMENDMENT TO FINAL DEVELOPMENT PLAN, HERITAGE SHORES – PHASE 4B", prepared by Rauch, Inc. and dated \_\_\_\_\_, to reduce the number of approved lots from 39 through 32, to revise lots 802 through 840, and to eliminate lots 834 through 840.

Section 2.     Effective Date: This Resolution shall become effective upon its adaption by a majority of the members elected to this Commission.

**ADOPTED** by the Commissioners of Bridgeville, Delaware this 11<sup>th</sup> day of January 2021.

**COMMISSIONERS OF BRIDGEVILLE**

BY:   
President

{SEAL}

ATTEST:   
Secretary